

BOARD OF PARK COMMISSIONERS**REGULAR MEETING****WATER (Water Area Treatment, Education and Remediation) Center****Herman Hill Park****101 E. Pawnee****Monday, August 11, 2003****3:30 p.m.**

Present: June Bailey, Dennis Brunner, Colleen Craig, Glen Dey, Bobbie Harris, and Janet Miller

Also Present: Ron Doty; Gene Brehn – Kansas Department of Wildlife and Parks (KDWP); John Doub, Judy Doub, Lynn Umbarger and Mitch Mainz – Wichita Archers, Inc. (WIC); Libby Albers; Department of Environmental Health; and Doug Kupper and Maryann Crockett (staff)

President Bailey called the meeting to order at approximately 3:30 p.m. Libby Albers, Department of Environmental Health, conducted a short tour of the facility for board members and guests.

President Bailey introduced new board member Bobbie Harris appointed by Councilwoman Sue Schlapp, District II. Bobbie Harris commented that she had over thirty years experience in athletics and physical education and that she currently taught physical education at Wichita State University.

The minutes of the Regular Meeting of July 14, 2003, were reviewed and approved as amended.

1. **Annual Elections.** President Bailey requested nominations for President, First Vice President, and Second Vice President. Colleen Craig proposed the following slate of officers: June Bailey – President; Janet Miller – First Vice President; and Glen Dey – Second Vice President. President Bailey asked for additional nominations. There were no further nominations.

On motion by Craig, second by Brunner, IT WAS VOTED UNANIMOUSLY to elect June Bailey – President; Janet Miller – First Vice President; and Glen Dey – Second Vice President by acclamation.

2. **Request from Adjacent Property Owner – 1103 N. Pearce.** This item was continued from the July 14 meeting. Ron Doty, 1103 N. Pearce, introduced himself and provided board members several pictures of his property, which has been professionally landscaped, and the adjacent park area. Mr. Doty again requested that he be allowed to acquire the strip of parkland next to his property consisting of approximately forty feet of park property. He said he would like to develop the area with landscaping and added that he currently mows and waters the strip. He also reiterated that the Bermuda grass planted by the City encroaches onto his yard. After reviewing the pictures provided by Mr. Doty, it was noted that some of the landscaping and patio area already encroached onto park property.

Responding to a question, Director Kupper stated that 10th Street was originally platted through to Forrest and that the park property adjacent to Mr. Doty's resident was in excess of what would be

required for street right-of-way. Glen Dey commented that his main concern was that the Board would be setting a precedent by granting Mr. Doty's request to acquire the parkland.

On motion by Dey, second by Bailey, IT WAS VOTED to deny Mr. Doty's request to acquire a strip of parkland adjacent to his property at 1103 N. Pearce.

There was additional discussion regarding the proposal. Janet Miller thanked Mr. Doty for being such a good steward of his property and the adjacent parkland; however, she said she too was concerned about setting a precedent. Dennis Brunner said he felt the Board should evaluate each request based on its own merit. President Bailey explained that the Board has received numerous requests to acquire parkland over the years for a variety of reasons. In addition, she said parkland has been encroached upon all over the City. She said after looking at the overall park picture citywide, the Board has developed a philosophy of keeping as much parkland as possible for future generations and future development.

President Bailey called the question. The motion to deny the request passed unanimously.

3. **Archery Club Request for Lease of Property – South Arkansas River Greenway.** Gene Brehn, Kansas Department of Wildlife and Parks (KDWP). Mr. Brehn stated that he was the bow hunt education coordinator for the State of Kansas, KDWP. He said various municipalities throughout the state provide practice areas for the sport of archery. He stated that the Wichita Archers, Inc. (WIC) organization had lost the lease on their current practice range on west 21st Street. He said the group was requesting approximately seventeen acres of the South Arkansas River Greenway for use as a practice area. He referred board members to a map of the greenway and an area with a strand of trees, which the group felt would provide both a safety feature and windbreak for the proposed practice range.

Director Kupper commented that several sites were discussed and reviewed by staff and the archery group. He said a long-term lease with the organization would provide revenue for the department, as well as a positive use of the land, which in turn may reduce illegal access and activities in the area. He mentioned the proposal for sand mining on the property (also on the agenda) and added that the City currently leases a majority of the 158-acre site for farming. He requested the Board's direction on the proposed archery range.

President Bailey asked about the length of the proposed lease. John Doub, President, WIC, said the organization would like a long-term lease, between five to ten years. President Bailey asked Director Kupper about the department's future plans for the property. Director Kupper commented that Capital Improvement Program (CIP) funds were not programmed until 2007/2008. He added that there had also been discussion regarding joint development of the property by the cities of Wichita, Derby, and Hayesville.

Mr. Brehn commented that the organization would also like permission to build several structures on the property including a picnic shelter, playground, and a small enclosed building for storage of supplies and targets. He said the group would also provide port-a-johns at the site. There was also discussion concerning the greenway area being smaller than what the group was used to (but they felt they could make it work), access to the property, and working with the adjacent property owner.

Responding to a question, Mr. Doub stated that WIC currently has approximately 130 members (both adults and children); that they meet once a month and that meetings are open to the public. He also briefly reviewed yearly practice and tournament schedules. Bobbie Harris mentioned the group's marketing efforts and the possibility of partnering with schools to provide lessons to children who otherwise would not have the opportunity to experience the sport of archery. Mr. Doub commented that WIC would be very interested in such a proposal. He added that the organization currently provides equipment for tournaments and novice participants and that membership dues to WIC cover liability insurance provided by the National Field Archery Association (NFAA).

Glen Dey asked how the organization established safety procedures in case the public accidentally wandered onto the range. Mr. Doub responded that the organization posts signs and constructs fences. Responding to a question from Janet Miller, Director Kupper indicated that there was barbed wire fencing presently at the site. Janet Miller asked about the organization's previous history of injuries or problems. Mr. Doub stated that there has never been an injury on the practice range.

There was considerable discussion concerning the type of building to be constructed for storage and whether it would be a permanent or temporary structure; service of the port-a-johns at the site; site monitoring and access; lease fee; type of playground equipment to be installed; illegal activities such as four-wheel driving, which damages the dikes in the area, and alcohol consumption, etc; the distance an arrow travels after being shot; liability insurance and other safety issues and compatibility issues. Mr. Doub explained the purpose of a range captain and the difference between the point of a practice arrow versus a regular hunting arrow. He concluded by saying that WIC is a charter member of the NFAA.

On motion by Miller, second by Craig, IT WAS VOTED UNANIMOUSLY that Director Kupper and staff develop a non-exclusive lease agreement with Wichita Archery, Inc. for use of a portion of the South Arkansas River Greenway and that the proposed lease agreement and range layout be brought back to the Board for review.

4. **Proposed Park Naming.** The presenter Richard Stewart canceled this item. He requested that it be placed on the September 8th agenda.
5. **Mining Proposal – Kingsbury Tract and South Arkansas River Greenway.** Director Kupper briefly reviewed the item stating that in 2000 the City requested proposals for development of the Kingsbury site as residential, commercial and/or perhaps a golf course community. He said because of the close proximity to Brooks Landfill, which cannot be developed for twenty to thirty years, one of the provisions of the proposal was to mine sand from the Kingsbury site. He reminded board members that they had previously recommended to the City Council that after remediation, the Brooks site be developed for public use. He said the Board further recommended that any profits from the sand mining operation at Kingsbury be earmarked for development of the adjacent Brooks site as a public park.

There was discussion concerning selling portions of the Kingsbury site for office space or other commercial use; development of the area for recreational use such as a baseball/softball complex; development of a lakeside community; using the sand mining operation to reconfigure the land to better fit various development ideas; retaining the top soil from the mining operation for use at a later date; possible employment of a land use consultant to develop ideas for the area; possible ground water contamination from the adjacent Brooks site and selling K-96 frontage.

President Bailey asked about sand mining at the South Arkansas River Greenway site. M.S. Mitchell (former park board member) commented that the site was probably not suitable due to the large amount of shale in the area.

Janet Miller expressed concern that as City Council membership changes plans to develop Brooks and Kingsbury for park purposes could also change. Director Kupper clarified that the Kingsbury site was not parkland and that the South Arkansas River Greenway was purchased after the Park Board became semi-autonomous. Glen Dey commented that he felt a consultant needed to answer the question of how development of the Kingsbury site would fit in with future park needs in the area. He said he felt some type of guidelines and comprehensive plan needed to be established for park development citywide. He commented that if the Kingsbury area was developed as high-end residential, that the developer could include developing parkland in conjunction with the residential development. He said a percentage of funds from housing sales could then be used to develop parks in other areas of the City. He said that developing park areas “as we go” did not create any sense of obligation.

Director Kupper asked if the Board wanted the City to move forward with the proposal for sand mining at Kingsbury. There was discussion regarding hiring a land use consultant to develop various land use plans for the area and use of revenue from the sand mining operation for future park development.

On motion by Dey, second by Bailey, IT WAS VOTED UNANIMOUSLY to reaffirm the Board’s previous position that sand mining is feasible on the Kingsbury Tract and the South Arkansas River Greenway; that the revenue generated from the mining operation be put toward development of those parks and/or other new parks citywide; and that a land usage consultant be employed to make land use recommendations and lay out configuration of those lands for future park or other development.

6. **Director’s Update.** Director Kupper reported briefly on the following items:

- Invitation. Grand re-opening of Lynette Woodard Recreation Center and Family Fun Day, Saturday, August 16, 2003.
- Summer of Discovery. Program held at nine centers. Enrollment was down slightly from last year.
- City Pools. College Hill and Harvest pools will stay open through August 23. All other pools closed on August 10.
- Railroad Corridor through Mid Town. Janet Miller requested that this be placed on the September agenda.
- Grove Park. Article to be written by City staff.
- Staffing. Reported that additional applications would be reviewed for the recreation superintendent and assistant director positions.

There being no further business, the meeting adjourned at approximately 6:45 p.m.

June Bailey, President

ATTEST:

Maryann Crockett, Clerk
Recording Secretary